135.0	0002	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	716,600 / 716,600
					USE VALUE:	716,600 / 716,600
					ASSESSED:	716,600 / 716,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HO HOWARD
Owner 2:	HO TIKYAN
Owner 3:	
Street 1:	115 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIVIERATOS ELENI A -
Owner 2:	-
Street 1:	115 SPRING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Aluminum Exterior and 1835 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6043.000	258,700	900	457,000	716,600
Total Card	0.139	258,700	900	457,000	716,600
Total Parcel	0.139	258,700	900	457,000	716,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.56 /Parcel: 390.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86962

GIS Ref

GIS Ref

Insp Date 09/30/17

!10518!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0002-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,700	900	6,043.	457,000	716,600		Year end	12/23/2021
2021	101	FV	258,700	900	6,043.	457,000	716,600		Year End Roll	12/10/2020
2020	101	FV	258,700	900	6,043.	457,000	716,600	716,600	Year End Roll	12/18/2019
2019	101	FV	224,100	900	6,043.	428,400	653,400	653,400	Year End Roll	1/3/2019
2018	101	FV	224,100	900	6,043.	354,200	579,200	579,200	Year End Roll	12/20/2017
2017	101	FV	220,300	1300	6,043.	325,600	547,200	547,200	Year End Roll	1/3/2017
2016	101	FV	220,300	1300	6,043.	297,000	518,600	518,600	Year End	1/4/2016
2015	101	FV	204,100	1300	6,043.	291,300	496,700	496,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:50:42

LAST REV

Date	Time
10/11/17	09:57:29
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10518

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIVIERATOS ELEN	53765-335		10/30/2009		342,000	No	No		
	13176-377		4/1/1977		51,000	No	No		Y

USER DEFINED

Prior Id # 1:	86962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2011	702	Addition	40,500					12X20 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Meas/Inspect	372	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
9/5/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6043		Sq. Ft.	Site		0	80.	0.95	9			Topo	-5					456,981						457,000	

Total AC/HA:	0.13873	Total SF/SM:	6043	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,981	Spl Credit		Total:	457,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	128.814
Other Features:	91644
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369108
Depreciation:	110363
Depreciated Total:	258744

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

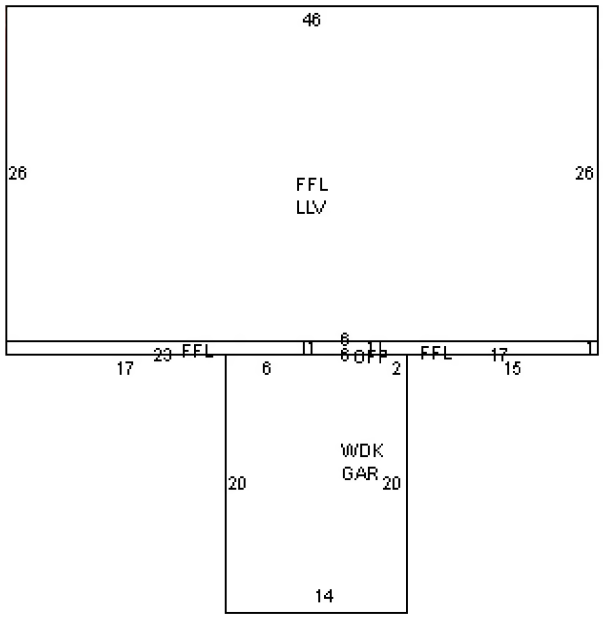
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.81
Special Features:	0	Val/Su Net:	79.89
Final Total:	258700	Val/Su SzAd	175.27

SKETCH



UnSketched SubAreas:
FAD: 240,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,236	128.810	159,214
LLV	Lower Level	1,196	64.920	77,647
GAR	Garage	280	24.030	6,729
WDK	Deck	280	9.610	2,692
FAD	Addition	240	128.810	30,915
OFP	Open Porch	6	44.190	265
	Net Sketched Area:	3,238	Total:	277,462
Size Ad	1476	Gross Area	3238	FinArea 1835

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0002-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2014	0.00	T	4	101						
19	Patio	D	Y	1	12X18	A	FR	1984	3.99	T	35	101			600			600
19	Patio	D	Y	1	8X10	A	FR	1984	6.00	T	35	101			300			300

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900